

Approved

**City of York Planning Commission
December 12, 2022
Minutes**

Members present:

Chairperson Wendy Duda
Maria Duncan
A. Lee McLin
Laura Korn
Rick Thomasson
Marissa Harris

Members absent:

Ron Parrish

Others present:

Planning Director Breakfield
Zoning Administrator Blackston
Planner Kim Womble
(see sign-in sheet)

The first item of business was Chairperson Wendy Duda calling the meeting to order at 6:00 pm.

The second item of business was approval of the draft Minutes from the November 15, 2022 special meeting.

Upon a Motion by Laura Korn, seconded by _____, the Commission unanimously approved the draft Minutes as submitted.

The third item of business was approval of the draft Minutes from the November 28, 2022 regular meeting.

Upon a Motion by Laura Korn, seconded by _____, the Commission unanimously approved the draft Minutes as submitted.

For the fourth item of business, Chairperson Wendy Duda opened the floor for comments from the public on agenda items. It was noted that no comments from the public were received regarding any of the agenda items.

Numerous people spoke regarding potential zoning amendment related to the B1 – Central Business District. Public concerns expressed included expansion, hours of operation, generating more business, projects, investors, etc.

The fifth item of business was a preliminary plat application for the Tradition at Spring Lakes project located near Springlake Country Club off of Springlake Road and Blessed Hope Road.

Planning Director Breakfield indicated:

1. The applicant has submitted a preliminary plat and construction drawings for the Tradition at Spring Lake project.
2. As background, the special exception application and associated conceptual site plan for the project were previously reviewed by the Planning Commission (with a recommendation of denial) and ultimately approved by the Board of Zoning Appeals.

3. Currently, at the preliminary plat stage, the City must verify that all requirements of the originally-approved conceptual site plan have been implemented in the preliminary plat submittal. This review does not afford the Planning Commission, City staff or the applicant the opportunity to revise the requirements from the originally-approved conceptual site plan.
4. City staff has conducted a thorough review of the provided preliminary plat submittal versus the originally-approved conceptual site plan for the project and submitted the provided comments to the applicant.
5. As noted on the originally-approved conceptual site plan, *active open space areas shall be improved and may contain trails, benches, gardens, gazebos, pavilions, picnic areas and/or playgrounds. A detailed presentation regarding specification for and timing of amenity installation will be provided for consideration / approval at the time of preliminary plat review by the Planning Commission.* The Planning Commission must review and make a decision regarding the amenities/phasing proposal.
6. Along with the final decision regarding amenities and phasing, City staff recommends that the preliminary plat submittal be conditionally approved based on the above-referenced comments being addressed to the satisfaction of City staff.
7. The applicant has now provided an itemized response to Staff comments (handout) and a representative is present this evening to discuss the project.

After discussion and upon a Motion by Marissa Harris, seconded by A. Lee McLin, the Commission tabled the Motion until they could further review and discuss subdivision plans prior to the next meeting.

The sixth item of business was further consideration of rezoning/special exception applications for property located off of Rose Street near Hunter Street and Williams Street.

Planning Director Breakfield indicated:

1. Amy Hutchins has requested rezoning and special exception application approvals for a single-family dwelling project off of Rose St.
2. Detailed information regarding the rezoning and special exception processes was included in previous meeting packets. We will be glad to review any issue that you may have a question about.
3. At your September, October and November meetings, you provided feedback to the applicant regarding the rezoning and special exception/conceptual site plan applications for the project.
4. We have reviewed the original project proposal versus other recently-approved projects and issued the attached comments to the applicant. The comments include a detailed response from Utilities Director Ben Wright regarding the proposed alternative street design and the usage of private streets.
5. We recommend that you use this list of comments as a checklist and add others as you like and ultimately provide detailed direction to the applicant so that a final submittal can be made.
6. Based on Planning Commission feedback and staff comments, the applicant provided a revised conceptual site plan that was emailed to you on Friday afternoon.
7. Per procedure, the Planning Commission has 75 days from the initial meeting on the applications to render recommendations unless the applicant grants an extension for further review. In this case, the applicant has agreed to a 60 day (to the original 75 day period) extension to allow for proper review and consideration of the applications.

8. Action must be taken separately regarding the rezoning and special exception applications.
9. If York City Council/BZA ultimately denies a rezoning/special exception application, such application cannot be resubmitted for at least one year.

After discussion and upon a Motion by Marissa Harris, seconded by A. Lee McLin, the Commission tabled the Motion until they could further review and discuss subdivision plans, allow for Planning Staff to do research on street materials, where City responsibility begins and ends, etc. prior to the next meeting.

The seventh item of business was approval of 2023 meeting calendar.

After discussion and upon a Motion by Maria Duncan, seconded by Marissa Harris, the Commission unanimously approved the calendar as submitted.

The eighth item of business was discussion of potential zoning amendment related to the B1 – Central Business District.

By affirmation, the Commission unanimously tabled discussion on the B1 requirements until the January 30th meeting.

The ninth item of business was discussion of issues related to moratorium affecting certain types of residential development.

By affirmation, the Commission unanimously tabled discussion on the R8 zoning standards until the January 30th meeting.

There being no further business, the meeting was adjourned at 7:57 pm.

Respectfully submitted,

C. David Breakfield, Jr. MCP, AICP
Planning Director

Amanda C. Blackston
Zoning Administrator

cc: File – Planning Commission 12/12/2022
Dalton Pierce, City Manager